

Title Insurance Investigations  
Closed Investigation Summary Report

I Case #	Date Opened	Date Closed	Elapsed Time	Reason Closed																										Alleged Violation
					31A-2-202; repts. & replies	31A-4-102; qualified insurers	31A-14-211; foreign title insurers	31A-15-102; unauth. insurers	31A-20-110; underwriting rules	31A-23a-103; req. of license	31A-23a-107; character termination	31A-23a-111; license probation	31A-23a-112; lic. req.	31A-23a-204; special desig.	31A-23a-302; agency marketing	31A-23a-402; unfair escrow	31A-23a-406; title funds	31A-23a-409; trust proc.	31A-23a-411.1; prem.	31A-23a-412; records	31A-23a-413 annual report	31A-23a-503; controlled bus. ins. act	R590-99; fraudulent practices	R592-6; unfair title marketing	R590-190; unfair claims privacy	R590-206; information standards	R592-3; escrow charges filing	R592-4; escrow chgs. Stds.	Referred to Criminal	
58103	1/20/10	1/19/11	364	Unjustified													X												Allegation of fraud	
58152	2/4/10	3/16/11	405	ecases 2812 and 2813																X									Closed a real estate transaction with a copy of a Power of Attorney instead of the original	
58216	3/1/10	9/23/11	571	Combined with 58257											X														Misappropriation of funds; failing to return funds for failed transaction	
58257	3/16/10	10/12/11	575	e-case													X												Allegation of lender fraud	
58482	6/9/10	3/11/11	275	ecases 2812 and 2813																									Responsible for actions of licensee	
58652	8/23/10	3/29/11	218	e-case																									Failure to file Annual Reports	
58722	9/20/10	4/7/11	199	Duplicate																									Violation of closing instructions	
58746	9/27/10	1/31/11	126	Satisfaction																									Unlicensed title agncy doing business in Utah	
58767	10/5/10	6/22/11	260	PLOA																									Title agency co-habitation with client	
58772	10/7/10	7/28/11	294	Unjustified																									Closing instructions not followed by escrow off.	
58968	12/14/10	2/1/11	49	e-case					X																				Alleged Unlicensed Activity	
58971	12/14/10	5/2/11	139	e-case 2875					X																				Alleged Unlicensed Activity	
58978	12/15/10	1/24/11	40	e-case					X																				Alleged Unlicensed Activity	
58979	12/14/10	1/3/11	20	no Business Activity					X																				Alleged Unlicensed Activity	
58981	12/15/10	1/3/11	19	no Business Activity					X																				Alleged Unlicensed Activity	
58983	12/20/10	2/16/11	58	e-case					X																				Alleged Unlicensed Activity	
58994	3/28/11	4/20/11	23	satisfied pmt																									Non-Pymnt of forfeiture	
58999	12/20/10	5/12/11	143	Unjustified										X															Co-Advertising	
59000	12/20/10	5/12/11	143	Unjustified									X																Co-Advertising	
59001	12/20/10	5/12/11	143	Unjustified								X																	Co-Advertising	
59049	1/1/11	1/5/11	4	Appt fixed																									Late renewal/lost appt	
59095	1/13/11	4/18/11	95	e-case 2841						X																			Alleged Unlicensed Activity	
59097	1/13/11	2/16/11	34	no Business Activity						X																			Alleged Unlicensed Activity	
59098	1/13/11	2/16/11	34	no Business Activity						X																			Alleged Unlicensed Activity	
59099	1/13/11	2/15/11	33	Unjustified						X																			Alleged Unlicensed Activity	
59109	1/18/11	2/16/11	29	e-case																									Doing Business with an Unlicensed Producer	
59137	1/25/11	6/2/11	128	Unjustified																									Prelim issued w/ incorrect info//Court order conflict	
59165	2/1/11	5/12/11	100	Unjustified									X																Co-Advertising	
59195	2/7/11	11/3/11	269	e-case						X																			Alleged Unlicensed Activity	
59218	2/16/11	3/28/11	40	Unfounded																									Alleged Mortgage Fraud	
59225	2/17/11	3/28/11	39	Unfounded																									Alleged Short Sale Fraud	
59226	2/22/11	3/21/11	27	PLA					X																				Alleged Unlicensed Activity	
59227	2/22/11	3/2/11	8	PLA					X																				Alleged Unlicensed Activity	
59228	2/22/11	3/21/11	27	No closings					X																				Alleged Unlicensed Activity	
59229	2/22/11	3/8/11	14	PLA					X																				Alleged Unlicensed Activity	
59230	2/22/11	3/7/11	13	No closings conducted					X																				Alleged Unlicensed Activity	
59231	2/22/11	4/5/11	42	e-case 2833						X																			Alleged Unlicensed Activity	
59232	2/22/11	3/7/11	13	No closings conducted					X																				Alleged Unlicensed Activity	
59234	2/23/11	3/21/11	26	open house not conducted											X							X							Unfair Marketing Practices	
59270	3/7/11	3/8/11	1	PLA					X																				Alleged Unlicensed Activity	
59368	3/28/11	5/5/11	38	Unjustified																									Creating appearance of marketable title	
59370	3/28/11	4/18/11	21	e-case 2842																									Failure to Disclose Fed Criminal Prosecution	
59371	3/28/11	8/10/11	135	Unjustified																X									Creating unmarketable title	
59372	3/28/11	4/7/11	10	Unjustified												X													Fiduciary Failure	
59373	3/28/11	4/5/11	8	Unjustified												X													Failure to return Earnest Monies	
59375	3/28/11	7/28/11	122	No longer licensed																X									Failure to disperse as per Hud-1	
59376	3/28/11	7/28/11	122	Insufficient information																X									Failure to disperse as per Hud-1	

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60805	4/26/12	5/2/12	6	E-Case																X											Failed to pay assessment/tailed to respond to Commissioner
60806	4/26/12	5/2/12	6	E-Case																X											Failed to pay assessment/failed to respond to Commissioner
60825	5/8/12	7/30/12	83	e-case						X																					Alleged Unlicensed Activity
60826	5/8/12	6/12/12	35	Prv LOA						X																					Alleged Unlicensed Activity
60827	5/8/12	7/18/12	71	e-case						X																					Alleged Unlicensed Activity
60828	5/8/12	6/7/12	30	Renewal fixed ontime						X																					Alleged Unlicensed Activity
60829	5/8/12	6/12/12	35	Prv LOA						X																					Alleged Unlicensed Activity
60830	5/8/12	6/12/12	35	No Activity						X																					Alleged Unlicensed Activity
60831	5/8/12	6/12/12	35	No Activity						X																					Alleged Unlicensed Activity
60832	5/8/12	6/7/12	30	No Activity						X																					Alleged Unlicensed Activity
60833	5/8/12	6/13/12	36	Prv LOA						X																					Alleged Unlicensed Activity
60835	5/8/12	6/7/12	30	No Activity						X																					Alleged Unlicensed Activity
60836	5/8/12	6/12/12	35	No Activity						X																					Alleged Unlicensed Activity
60837	5/8/12	7/3/12	56	No Business						X																					Alleged Unlicensed Activity
60838	5/8/12	7/3/12	56	No Business						X																					Alleged Unlicensed Activity
60840	5/8/12	6/7/12	30	No Activity						X																					Alleged Unlicensed Activity
60841	5/8/12	6/12/12	35	Prv LOA						X																					Alleged Unlicensed Activity
60842	5/8/12	6/12/12	35	No Activity						X																					Alleged Unlicensed Activity
60849	5/9/12	6/29/12	51	No Jurisdiction																											Clouded Title
60893	5/21/12	6/18/12	28	Rec'd \$ & S&O						X																					Alleged Unlicensed Activity
60955	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60956	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60957	6/12/12	7/11/12	29	No Business						X																					Alleged Unlicensed Activity
60958	6/12/12	7/11/12	29	No Business						X																					Alleged Unlicensed Activity
60959	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60960	6/12/12	8/13/12	62	No Business						X																					Alleged Unlicensed Activity
60961	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60962	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60963	6/12/12	7/3/12	21	No Business						X																					Alleged Unlicensed Activity
60964	6/12/12	7/3/12	21	PrivLOA						X																					Alleged Unlicensed Activity
60965	6/12/12	7/3/12	21	PrivLOA						X																					Alleged Unlicensed Activity
60974	6/13/12	7/30/12	47	Vol Surrender of License					X																						No physical address in Utah, no active app with UT licensed insurer
61045	7/3/12	7/31/12	28	Pri LOA						X																					Alleged Unlicensed Activity
61116	7/17/12	7/31/12	14	Pri LOA						X																					Alleged Unlicensed Activity
61063	7/10/12	8/13/12	34	No Business						X																					Alleged Unlicensed Activity
61064	7/10/12	8/13/12	34	No Business						X																					Alleged Unlicensed Activity
61065	7/10/12	8/13/12	34	No Business						X																					Alleged Unlicensed Activity
61066	7/10/12	8/13/12	34	No Business						X																					Alleged Unlicensed Activity
61067	7/10/12	8/13/12	34	No Business						X																					Alleged Unlicensed Activity

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